

## **PUBLIC HEARING NOTICE**

### **United States Department of Veterans Affairs Permanent Supportive Housing for Homeless Veterans at the Veterans Affairs Greater Los Angeles Healthcare System, West Los Angeles, CA**

The United States Department of Veterans Affairs (VA), in accordance with “the West Los Angeles Leasing Act of 2016” (HR 5936) and 38 U.S.C. §§ 8161-8169, hereby provides notice of a public hearing to present VA’s proposal and receive views for contemplated Enhanced-Use Leases (EUL) for supportive housing for homeless Veterans on the Greater Los Angeles Healthcare System (GLAHS) campus, in accordance with the framework Draft Master Plan dated January 28, 2016.

#### **HEARING DATE AND TIME:**

6:00pm, November 16, 2016

#### **HEARING LOCATION:**

Wadsworth Theater  
West Los Angeles Medical Center  
11301 Wilshire Blvd  
Los Angeles, CA 90073

**IDENTIFICATION OF PROPERTY TO BE LEASED:** The GLAHS is located at 11301 Wilshire Blvd, Los Angeles, CA 90073. The campus is comprised of approximately three hundred eighty-eight (388) acres located in the heart of Los Angeles, and is one of the largest medical center campuses in the VA system. In this capacity, it provides Veterans with access to a full continuum of healthcare services in a range of treatment environments including hospital, residential, long-term and various outpatient settings. The proposed EUL(s) would enable the development and operation of new supportive housing units on the GLAHS campus, consistent with the framework Draft Master Plan dated January 28, 2016, which is available on; <http://www.losangeles.va.gov/MasterPlan/>.

The supportive housing envisioned as part of this EUL initiative and the ongoing revitalization of the GLAHS campus includes new long-term, community-based housing units with supportive services. The focus of such housing includes Veterans that are within the homeless, severely disabled, aging, and female populations. Veterans, including homeless Veterans, are competing for housing in an increasingly tight market in Greater Los Angeles where rental vacancy rates are less than 3%. Housing is at a premium in Los Angeles. There is a significant need for more affordable housing for Veterans in this market. The providing of new housing for Veterans to reside and receive convenient healthcare, benefits, and supports at the GLAHS campus comports with VA’s mission and operation of serving our nation’s Veterans, VA’s goal to revitalize the GLAHS campus, and the goal to end homelessness among Veterans.

The contemplated first EUL would consist of approximately 150 units of newly-constructed permanent supportive housing on undeveloped open space located north of Buildings 336 and 339. One or more subsequent EULs to provide additional new supportive housing units in Buildings 205, 208 and 209, are contemplated to occur, through a competitive VA procurement process. VA plans to further those future EULs concurrently with the process relating to the development of the 150 units of new construction contemplated north of Buildings 336 and 339. VA plans for all the housing units to have special emphasis on homeless, severely disabled, aging, and female Veterans. The goal will be to strategically locate units designated for those underserved populations, in a manner to provide convenient access to the pertinent healthcare, benefits and services that they are receiving or will need, in a safe setting and environment. The new housing units for these EUL projects are expected to be compatible with other supports to be provided on the GLAHS campus, such as Veteran health and wellness, nutrition, spiritual wellness, education, vocational training, skills building, peer activities, socialization, physical recreation, assistance with legal issues and federal benefits, volunteerism, family support services, child care services, and transportation.

**DESCRIPTION OF THE PROPOSED USE OF THE PROPERTY:** The proposed use of the property is to provide supportive housing and related services to Veterans, notably those within the homeless, severely disabled, aging, and female populations. These projects would significantly improve the quality of life for such Veterans, provide them with more convenient access to receive healthcare, benefits, and other supports on the GLAHS campus, further revitalize the campus, and support the Department's goal to end Veteran homelessness nationwide.

**DESCRIPTION OF THE PROPOSED LEASES:** Using VA's EUL authority, VA proposes to enter into EULs on the GLAHS campus with selected Lessee(s) for a term of up to 75 years. Each lessee will be required to finance, design, develop, construct, operate, and maintain the facilities in accordance with applicable Federal, State, and local laws, codes, and requirements. In return, each lessee will be required to provide VA with "fair value cash" that VA would use towards maintenance of the GLAHS campus, except and to the extent that the Secretary determines otherwise. At the end of each lease term, the outleased land and improvements subject to the underlying EUL will revert to VA.

The public is invited to attend the hearing and encouraged to submit written comments regarding this EUL initiative, prior to the hearing by no later than Thursday, November 10, 2016:

Ms. Christine Pons  
Chief Communication & External Affairs  
11301 Wilshire Blvd, Los Angeles, CA 90073